

COMMUNITY DEVELOPMENT BLOCK GRANT

2023-2024



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ACTION PLAN

Submitted

August 15, 2023

**By the Community Programs Division,
Neighborhood Services Department**

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Port St. Lucie is an approximately 120 square mile community located in southern St. Lucie County. The City has grown rapidly from 331 permanent residents in 1970 to 164,603 in 2010 to 204,913 in 2020 and now over 231,000 as of July 1, 2022 [1]. Affordable Housing as well as Business and Economic Development remain an important focus for the City. The gap between the lowest monthly mortgage payments or rental amounts and the lower income citizen's ability to afford the home has continued to narrow for those who have been able to retain jobs [2]. But many of those households still need assistance to get into a home as market prices continue to remain high. For this reason, efforts to provide incentives and programs for affordable housing, in particular workforce housing, will continue to be one of the City's priorities. Even so the City's Homeownership Rate continues to grow and is believed to be the second highest in the country at almost 84%. This has caused a surge of needs among low- to moderate- income homeowners to maintain their homes and complete urgent home repair as they often do not have the extra funds needed to keep their homes in good condition [3]. The City has focused on those households for several years, providing funding for repair and rehabilitation. Special needs retrofits are also made available with our program. Septic tank conversions to sewer service has also been a priority for the City for a number of years due to environmental concerns and the City being one of the City's with the most septic tanks remaining in the State of Florida. These conversions will address environmental issues based on microbial studies which will help minimize the impact to the St. Lucie River and the ecosystem.

The City also receives funding from the State Housing Initiatives Partnership (SHIP) grant program to provide housing assistance for qualifying households. The housing assistance program is supplemented with funding from the Community Development Block Grant (CDBG) program when needed. SHIP funding for 2021/2022 increased significantly to \$1,347,566, and then to \$2,054,125 in 2022/2023 and now projected to come in at \$2,576,485 for 2023/2024; 20% of the funding mandated to be spent on special needs households.

Federal funding received through the Neighborhood Stabilization Program (NSP1 and NSP3) since 2009, has been used to purchase and repair foreclosed properties in order to improve neighborhoods and assist low- and moderate- income households to purchase the homes. The City's remaining NSP funds are being used for affordable housing activities by developing single family homes for low income homeownership opportunities on City owned vacant lots. In 2021/2022 the City built and sold through an established Community Land Trust Program 6 homes with NSP funding. As of December 31, 2022, limited grant funding for the NSP1 remains and during the first half of 2023 the City has initiated the closeout of NSP3. The remaining program income will be used to further the City's affordable housing program.

During this time, the City has also joined forces with St. Lucie County and the City of Ft. Pierce (all 3 municipalities encompass the entirety of St. Lucie County) to pursue the research and creation of a formal County-wide Housing Needs Assessment (HNA) and Implementation Plan. Work on the HNA began in January 2023 and significant steps have been accomplished including stakeholder workshops and currently a County-wide public survey. The project team plans to present the Assessment to elected

officials and the public in September. The adoption of the HNA will create an ulterior framework for the City to craft a longer term housing program plan in concert with our counterparts across the County.

Recent studies continue to point out that housing costs are on the rise and more and more households are experiencing issues because total household housing costs are accounting for more than 30% of household income and are “cost-burdened”. According to the Chamber of Commerce [4] cities located in Florida and California dominate the list of top 30 cities. Overall, six cities within the top 30 are in Florida and 14 are located in California. Port St. Lucie was named 27 out of 30 on that list with 36.1% of households spending more than 30% of their income on housing costs. Therefore, it is important to the City to develop to the fullest potential all of the City’s Business and Economic Development opportunities for low- and moderate- income residents. In this Action Plan the Neighborhood Services Department collaborated closely with the City Manager’s Economic Development Services Division to collaborate on projects that support the City’s Economic Development Goals and Strategic Plan [5].

Footnotes

[1] Data from US Census Bureau (census.gov/quickfacts) as of July 1, 2022: Population estimates 231,790.

[2] Data from US Census Bureau (census.gov/quickfacts) as of July 1, 2022: Median gross rent, 2016-2020 \$1,485; Median selected monthly owner costs with a mortgage, 2016-2020 \$1,472; Median household income (in 2020 dollars), 2016-2020 \$62,380; Per capita income in the past 12 months (in 2020 dollars), 2016-2020 \$29,081.

[3] Per the US Census quick facts (census.gov/quickfacts), the City’s Owner-occupied housing unit rate from 2016-2020 was 78.8% (up from 76.8% in 2014-2018) and higher than the national rate of 63.8%.

[4] <https://www.chamberofcommerce.org/cities-with-the-most-house-poor-homeowners/>

[5] <https://www.cityofpsl.com/business/economic-development>
<https://www.cityofpsl.com/government/mayor-city-council/strategic-plan>

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

CDBG funding for 2021/2022 was received in the amount of \$1,093,750 and was utilized in low- and moderate- income areas to address:

- Sidewalks and sidewalk improvements including increased ADA connections
- Culverts and drainage issues
- Wastewater lift stations and air release valves (ARVs)
- Providing outdoor fitness stations and a handball court
- Business development training and financial assistance for business expansion, including small business grants
- City-wide homeowner repair and rehabilitation assistance including septic to sewer conversions

CDBG funding for 2022/2023 was received in the amount of \$990,565 and was utilized in low- and moderate- income areas to:

- Sidewalks and sidewalk improvements including increased ADA connections
- Providing outdoor fitness stations and an inclusive playground system with ADA access
- Small and/or minority business consulting services and small business grants
- City-wide homeowner repair and rehabilitation assistance including septic to sewer conversions

Projected CDBG funding for 2023/2024 is \$1,055,238 and will be utilized in low- and moderate- income areas to address:

- Large-scale culvert and drainage issues in a target area
- Funding additional specialized Code Compliance Officers to address specialized code concerns
- Sidewalks and sidewalk improvements including increased ADA connections
- Public service support to the Boys and Girls “Mobile” Club Program
- Continue funding for the City’s small business accelerator grant program
- Adding a shade structure over a playground

In accordance with the City's 2021-2025 Consolidated Plan, the City has established the following objectives:

Objective and Outcome One: Improve Public Facilities and Infrastructure

Provide a suitable living environment by improving accessibility to several community development facilities (such as ADA compliant sidewalks) and improve sustainability with the installation of sidewalks in low/moderate income areas to improve quality of life.

Community development goals which are in line with the goals of the Strategic Plan and intended to meet this objective are as follows:

1. Community self-investment in low- and moderate- income areas. Facilities/services to address public infrastructure needs. Facilities/services for seniors, children, and persons with special needs. Expanded economic opportunities using grant funding.

Objective and Outcome Two: Increase access to Affordable Housing

Provide decent housing by improving affordability through several housing programs, including CDBG, SHIP, and NSP. These programs allow households to purchase homes and/or maintain their current primary residence through repair/rehab or hazard mitigation activities. Housing and homeless goals that are set out in the Strategic Plan and intended to meet this objective are as follows:

1. Housing revitalization for low- and moderate- income homeowners. High-quality affordable housing. Housing purchase and/or repair assistance. Services/housing for the homeless.

Objective and Outcome Three: Increase Economic Opportunity and Economic Development

Provide funding to support the expanded economic opportunity to low income and minority residents within the City of Port St Lucie.

After consulting with our public/private partners, the City establishes specific priorities for allocating its funding each year. As indicated above, the City places its highest priorities in low- and moderate-income areas. These activities include physical improvements such as water and sewer connections and sidewalks; they also include public facilities such as parks. High priorities are also given to helping low income homeowners maintain their homes and assisting low to moderate income renters to achieve homeownership. Even so, alternate, smaller scale projects to facilitate public services and small, business development will continue to be interwoven into the City's plans and projects.

The City is also party to the County's HOME Consortium and is using its allocation for a Tenant-Based Rental Assistance (TBRA) Program targeted at senior residents.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Port St. Lucie has used a large portion of its CDBG funding for infrastructure, a top priority for many years together with housing revitalization. The City has planned many of its CDBG funded projects around crosswalk improvements, ADA improvements and additional sidewalks; these projects have been in low income areas that needed these improvements to create a suitable living environment for the residents.

A portion of the CDBG funding has been used to supplement the SHIP repair and rehabilitation program over the last few years in order to accomplish our goal of providing decent affordable housing and assisting low- and moderate- income homeowners stay in their homes. Since, the City's SHIP funding has significantly increased the last couple of years there is not a need to supplement this program currently.

The City is planning to shift its CDBG project to supplementing its Code Compliance activities due to the fast paced growth that the City has been experiencing since the COVID-19 pandemic. This will help address any neighborhood deterioration and help to keep commercial properties in particular in the City's low- and moderate- income areas accountable to their older site plans.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City developed the Action Plan after consultation with its public and private partners, which include the Council of Social Agencies (COSA Connection), the St. Lucie / Martin Lending Consortium and the Continuum of Care (CoC) headed by the Treasure Coast Homeless Services Council, Inc. Neighborhood Services staff attends meetings with these groups on a regular basis and keeps up to date with all of their programs and activities.

An initial special presentation and draft project list was presented and discussed at a Public City Council meeting on March 20, 2023. An additional advertised City Council Public Hearing and Meeting was held on June 26, 2023, to seek community input on housing and community development needs and to allocate 2023-24 funding by having City Council approve the Draft Action Plan. The Draft Action Plan was advertised and made available for public review during a thirty-day comment period beginning on June 27, 2023, through July 27, 2023.

This year the Community Programs Division of Neighborhood Services is working on a special project in collaboration with the other two municipalities that comprise the entire County (St. Lucie County and Ft. Pierce). An Interlocal Agreement has been put in place to develop a County-wide Housing Needs Assessment (HNA) and Implementation Plan. In addition to the traditional outreach that was conducted for this year's Annual Action Plan the City worked with its partner municipalities to conduct specialized HNA workshops and a wide-spread public input survey.

Citizen participation was achieved through several methods during the consolidated planning process as well as during each Annual Action Plan preparation period. The methods included an online survey for citizen input on needs assessment and a public agency survey that was sent out to over 20+ social agencies. Stakeholder workshops with non-profits and citizens are conducted regularly. The City's web site is monitored regularly and updates are published regularly. The City's website always keeps information on how to submit comments posted. Additionally, our telephone and APP/APPLICATION City Hall assistance system, 1PSL, allows residents to submit comments and feedback on City projects and programs all year round. The following specific events/methods were used to garner public input:

1. Public Input "Housing Needs Assessment" Electronic Survey – published online, advertised by press release which was picked up by local papers and news outlets, email and through all social media channels, accommodations and paper or phone options offered
2. Newspaper Ad – advertised City Council Public Hearing to review the Draft Action Plan, both in the local English newspaper and the local Spanish newspaper
3. Workshops – Housing Needs Assessment & Implementation Plan Stakeholder Workshops March 28, 2023, at 2:00 pm & March 29, 2023, at 10:00 am
4. Public Input Meetings – March 20, 2023, at 9:30 am & June 26, 2023, at 6:30 pm – advertised for stakeholders and residents at large to review the CDBG program and options for use of funds, accommodations and virtual options offered
5. Web Site – workshops and hearing posted to the web site as well as the City's social media channels
6. Email correspondence – emails for feedback sent to network of stakeholders

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The City follows its Citizen Participation Plan which is published online at: www.cityofpsl.com/cdbg which calls for a solicitation of public comment in at least two public hearings each year. One public hearing is held for the purpose of reviewing the Action Plan and allocating CDBG funding. The other meeting is held in order to evaluate the program and present the Annual Financial Report. The

Neighborhood Services Department has supplemented these standard meetings with additional workshops and innovative methods of disseminating information electronically and through social media. A detailed summary of comments received as a result of the public hearing and surveys will be included as an attachment in the CDBG Action Plan for the 2023/2024 fiscal year. In general lines most comments were in favor of City programs and proposals. Most comments look to expand public service activities. There is an increasing number of comments asking the City to address the affordable housing issues facing our area, State and Country. As a result of these comments since the drafting of the latest Consolidated Plan the City has been working on a large-scale, County-wide, Housing Needs

6. Summary of comments or views not accepted and the reasons for not accepting them

Responses to public comments, if applicable, are attached to the Action Plan. If applicable, a summary of comments not accepted and the reasons they were not accepted is also included. No comments were rejected.

**Public comments that are received, and responses to those comments, regarding the 2023-24 CDBG Action Plan and the proposed activities will be attached and a summary will be provided here at the end of the public comment period.*

7. Summary

Managing growth is still a primary focus for our City Council and staff. The City relies on its State and Federal funding partners to help fund new projects as well as continued improvements to existing infrastructure and facilities. This funding is critical to the success of our growing city.

The City plans to leverage CDBG funds with other public and private investments to:

- Improve Public Facilities and Infrastructure
- Increase Access to Affordable Housing
- Increase Economic Opportunity

The City identifies strategic priorities together with consulting community stakeholders and resident input, and in combination with data from the U.S. Census and other sources. The City invests a lot of time and effort in developing its Strategic Plans and Strategic Operation Plans on annual basis, as well as conducting scientifically valid City-wide annual community survey about a wide range of topics including Community Development, Economic Development, Jobs, Quality of Living, and Housing. That information is published online at: www.cityofpsl.com/strategicplan & <https://www.cityofpsl.com/communitysurvey>.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	City of Port St. Lucie	Neighborhood Services
CDBG Administrator	City of Port St. Lucie	Neighborhood Services
HOPWA Administrator	State of Florida	Department of Health
HOME Administrator	St. Lucie County	Community Services

Table 1 – Responsible Agencies

Narrative (optional)

The City of Port St. Lucie’s Neighborhood Services Department is the lead agency responsible for administering CDBG programs covered by the Consolidated Plan. It oversees the development of the Plan and manages the housing and community development needs for the City. It is the Lead Agency. The City developed the 2022-2023 Action Plan through collaborative efforts of City staff and local stakeholders.

The City has re-designated HOPWA funds to the State of Florida, Department of Health. Please see Unique Appendices for the signed re-designation. The City works with and collaborates with its counterparts at the county to run HOME programs and contributes to the outreach efforts for this funding that is managed by St. Lucie County.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City developed the Action Plan after consultation with its public and private partners, which include the Council of Social Agencies (COSA Connection) and the St. Lucie / Martin Lending Consortium. COSA includes social agencies, health services, housing providers and other local (city and county) governmental agencies. The Lending Consortium includes local mortgage lenders, consumer credit counseling agencies, and local governments. Neighborhood Services staff attends meetings of both groups.

Agencies belonging to the COSA Connects meet every month to discuss their programs and develop plans to address common needs. Monthly speakers aid members and/or share information about their organizations. The members were provided with information about the CDBG programs in Port St. Lucie.

Members of the Lending Consortium meet as needed to discuss home purchase activities associated with affordable housing. They review new housing assistance plans or revisions to existing plans, trying to improve the program for lower income home buyers.

A copy of the proposed Action Plan will be made available to Treasure Coast Homeless Services Council (TCHSC) and all other local agencies and stakeholders for review and comment. This lead agency handles all homeless services, including prevention, chronic homelessness and transitional housing for the three-county area (St. Lucie, Martin, and Indian River). Their annual report and data was consulted to update the information in our Action Plan regarding homeless services. A copy of the Action Plan is also forwarded to the Florida State Clearinghouse for review.

A public meeting was held on June 26, 2023, to seek community input on housing and community development needs and to allocate 2023-24 funding. The Action Plan was advertised and made available for public review during a thirty-day comment period beginning on June 27, 2023, through July 27, 2023. A copy of the Action Plan is available in the Building A, Neighborhood Services Department, of the City Hall Complex, 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida 34984 Monday thru Friday from 9:00 am to 4:00 pm and on the city's website at www.cityofpsl.com/cdbg.

Public comments were also solicited through online forms and a specialized stakeholder workshop. A draft list of projects were presented at a public meeting on March 20, 2023, at 9:00 am for review and for all residents both in person and also with virtual access. Responses to public comments, if applicable, will be attached to the Action Plan. If applicable, a summary of comments that are not accepted and the reasons they were not accepted is also included.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City works closely with local social service providers, lenders, builders, developers, and housing providers and other local governmental agencies on a regular basis as members of St. Lucie Council of Social Agencies (COSA Connects), which consists of public and private housing, health, and social service agencies, Treasure Coast Homeless Services Council, and Martin/St. Lucie Lending Consortium. The City of Port St. Lucie’s Neighborhood Services Department has developed strong partnerships and relationships to enhance coordination between service providers, lenders, builders, developers, and housing providers as well as other local governmental agencies. Continuous feedback from these organizations is important and will continue to be a goal for next year’s activities. Outside of the CDBG Planning process, the City meets with these groups on a regular basis to discuss needs within the community. Often these meetings lead to agencies collaborating on services, exchanging information, or providing referrals. The meetings also provide improved lines of communication, increased collaboration, and enriched citizen participation.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Port St. Lucie does not receive direct funding to address homeless needs. HUD is providing program funding for homeless services in St. Lucie County through the Continuum of Care administered by the Treasure Coast Homeless Services Council. The City of Port St. Lucie maintains its membership on the Council and the priorities established in this Action Plan match those of the regional Continuum of Care. The City is a member of the Treasure Coast Homeless Services Council, Inc. (TCHSC) which is the lead agency for the Regional Continuum of Care (CoC). The City participates in the Continuum and supports its efforts.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

ESG funding is received and managed by St. Lucie County. While the City of Port St. Lucie does not receive ESG funds, the City works with the Treasure Coast Homeless Services Council, Inc. (TCHSC) Governing Board. City staff invited members of the Continuum of Care Governing Board to participate in the agency survey. Additionally, a copy of the proposed plan was made available to the CoC for comment.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	FORT PIERCE
	Agency/Group/Organization Type	Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings with local lending consortium provide joint efforts to meet housing needs and fair housing goals, where possible.
2	Agency/Group/Organization	ST. LUCIE HABITAT FOR HUMANITY CHDO, INC
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Regional organization Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Phone calls, email and meetings. Working on a program to develop vacant lots for affordable housing and expand affordable housing initiatives and programs. Neighborhood Services participated in their committees and hosted a workshop.
3	Agency/Group/Organization	ST. LUCIE COUNTY
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing Other government - County Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings with local lending consortium provide joint efforts to meet needs and fair housing goals, where possible.
4	Agency/Group/Organization	Council on Social Agencies St. Lucie County, Inc
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Regional organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings with local organizations to assess needs and cross-collaborate on programs. Joint efforts to meet needs and fair housing goals, where possible.

5	Agency/Group/Organization	St. Lucie County Health Department
	Agency/Group/Organization Type	Services-Health Services-Education Regional organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings with local organizations to assess needs and cross-collaborate on programs. Joint efforts to meet needs and fair housing goals, where possible.
6	Agency/Group/Organization	Economic Development Council of St. Lucie County, Inc.
	Agency/Group/Organization Type	Services-Education Services-Employment Service-Fair Housing Regional organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings with local organizations to assess needs and cross-collaborate on programs. Joint efforts to meet needs and fair housing goals, where possible. Plans for a new collaborative program to assist small businesses and minority businesses.
7	Agency/Group/Organization	BOYS & GIRLS CLUB OF ST. LUCIE COUNTY
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Regional organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Meetings with local organizations to assess needs and cross-collaborate on programs. Joint efforts to meet needs and fair housing goals, where possible. Continued collaboration on expanding educational opportunities into low and moderate income areas in PSL.</p>
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Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Local agencies are consulted with through the City’s participation in the Council of Social Services Agencies (COSA). Members of COSA received an Action Plan survey soliciting feedback on Community needs for CDBG funding.

Responses to the survey, if applicable, are attached to the Action Plan. A summary of comments that are not accepted and the reasons they were not accepted is also included.

**The completed surveys received by the City of Port St. Lucie will be attached to this document.*

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care (CoC)	Treasure Coast Homeless Services Council, Inc. (TCHSC)	We support the goals of the organization in our Strategic Plan and keep updated with our attendance at meetings and consultation of data and annual reports. We contribute to the team effort for the annual Point-in-time Count and have collaborated on the creation of a homelessness task force. The Council was consulted for the development of other assistance programs in collaboration with the County and neighboring City for COVID related programs.
Housing Programs	Ft. Pierce Housing Authority	Public Housing Programs are consulted regularly together with eviction prevention tools.
Port St. Lucie Analysis of Impediments	City of Port St. Lucie	Goals within the Strategic Plan coordinate with and enhance the goals and objectives outlined in the AI to affirmatively further fair housing choice.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Port St. Lucie Comprehensive Plan	City of Port St. Lucie	Goals within the Strategic Plan coordinate with and enhance the goals and objectives outlined in the Comprehensive Plan's Housing Element.
Port St. Lucie Neighborhood Planning Documents	City of Port St. Lucie	Goals developed in the neighborhoods provide specific activities that are important to the citizens in a particular area.
Port St. Lucie Local Housing Assistance Plan	City of Port St. Lucie	Strategies set out in the Housing Assistance Plan are designed to meet housing objectives found in the Strategic Plan and leverage CDBG funding.
St. Lucie Economic Development(EDC) Strategic Plan	The EDC of St. Lucie County	The EDC Strategic Plan supports the same goals as the economic development portion of the Consolidated Plan, which are to attract new business, support expansion and retention of existing businesses, and advance community and economic development in the County.
Economic Development Goal Study	The EDC of St. Lucie County	The Economic Goal Study provides specific employment milestones for new primary industry jobs which will accomplish the goals in the Strategic Plan.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Local governments from St. Lucie County and Ft. Pierce meet as needed as part of the Martin / St. Lucie Lending Consortium to discuss homeownership activities. The governments have also begun to meet quarterly so that we can discuss common needs and find ways to share resources.

The City consulted with a variety of public entities in the development of this plan. Staff also relied upon the data, analysis, and projections from a variety of federal, state, local departments, and agencies, as well as regional organizations and educational institutions. Entities that played an important role in the Needs Assessment and Market Analysis of the Consolidated Plan through the provision of data included the following:

Florida Department of Health

St. Lucie County Health Department

U.S. Census Bureau

American Community Survey Estimates

U.S. Dept. of Housing and Urban Dev.

Comprehensive Housing Affordability Strategy (CHAS)

Office of Community Planning & Development Maps

University of Florida – Shimberg Center for Housing Studies

U.S. Bureau of Labor Statistics

The development of the Annual Action Plan requires the assistance of the local non-profit community and other organizations. Specific priorities are identified and ranked through that participation, utilizing one-on-one interviews, meetings, emails, and surveys. The City relies on its ongoing relationships to ensure that comments made during this planning process are incorporated into the Plan.

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AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The City has adopted a Citizen Participation Plan (which includes its Anti-Displacement Plan) that meets all HUD regulations. It is included in the Appendix of the Consolidated Plan. This plan requires a public hearing to solicit community needs; providing technical assistance when needed, advertising the availability of funds; and providing a thirty-day public comment period prior to submission of the Action Plan as per 24 CFR 91.105. This process provides an opportunity for citizens to take part in the planning process if they chose to do so.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response / attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Needs Survey	<p>Low- and moderate-income</p> <p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish & Creole</p> <p>Non-targeted/broad community</p> <p>Social Services Agencies</p>	Summary will be provided after the public comment period.	Summary will be provided after the public comment period.		
2	Needs Survey	<p>Low- and moderate-income</p> <p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish & Creole</p> <p>Non-targeted/broad community</p>	Summary will be provided after the public comment period.	Summary will be provided after the public comment period.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response / attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	<p>Low- and moderate-income</p> <p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>City Council Public Hearing on June 26, 2023, newspaper advertisement published 2 weeks prior and disseminated via all City media channels.</p>	<p>Summary will be provided after the public comment period.</p>		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response / attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	<p>Low- and moderate-income</p> <p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>2 Public Stakeholder Workshops and Public Input Sessions were conducted in person and accommodations were offered, if needed. All data was reviewed to educate the public and stakeholders in Housing Survey needs and CDBG activities. City staff had significant background data for the public on City needs.</p>	<p>Summary will be provided after the public comment period.</p>		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response / attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	<p>Low- and moderate-income</p> <p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>City Council Public Hearing on June 26, 2023, newspaper advertisement published 2 weeks prior and disseminated via all City media channels. The hearing was advertised in the local newspaper & the local Spanish newspaper.</p> <p>The draft plan was presented to the City Council in a public hearing at City Hall. Stakeholders and the public were invited to attend.</p>	<p>Comments were received in person and via email with suggestions for public services.</p> <p>No comments received to date.</p> <p>Final summary will be provided after the public comment period.</p>		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response / attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Internet Outreach	Non-targeted/broad community Website	Surveys, public meeting information and process information were published on the City's website and calendar. Ads were published on all the City's social media channels.	None	None	www.cityofpsl.com/CDBG

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City expects to receive the following Federal, State, and Local Resources during 2023-24 fiscal year in order to address priority needs and

specific objectives identified in the Annual Plan:

a. Federal Programs

- CDBG Entitlement
- Neighborhood Stabilization Program (NSP1 and 3) - program income
- HOPWA – funding re-designated to the State Department of Health
- HOME – funding re-designated to St. Lucie County and used for a collaborative Tenant Rental Based Assistance (TBRA) Program

b. Non-federal (State) Programs

- State Housing Initiatives Partnership (SHIP) housing funds.
- General Fund - City funds
- Private Lenders
- Non-profits

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,055,238	0	0	1,055,238	1,916,457	All these funds are set aside for projects and/or administration.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

There are no matching requirements for the CDBG program. The City leverages CDBG program funds with the State Housing Initiatives Partnership (SHIP) program for its affordable housing programs including owner occupied rehabilitation, acquisition/rehabilitation, and new construction. Additionally, the City’s Neighborhood Stabilization Programs (1 and 3) may generate program income. HUD has issued recent information regarding NSP close out and will allow some of NSP program income to be transferred to CDBG. The City will be working with HUD to expend the rest of the NSP funds and move some of the program income to CDBG. The City will continue its research to find new or existing funding sources that may be utilized to fulfill the goals and objectives of the Consolidated Plan and Action Plan. This includes supporting applications of other entities for funding under competitive grant programs wherever possible.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City has a significant inventory of publicly owned land/property within its jurisdiction, but these properties are generally earmarked for capital projects, such as road expansions, stormwater retention, lift stations, etc. The City is required by state law to review its inventory annually to determine if any surplus property should be made available for affordable housing. In the last current review, the city is designating approximately six (6) residential lot as appropriate for affordable housing. The City will continue to leverage NSP funding to develop these lots as they are made available until the grant is closed.

Discussion

Port St. Lucie's anticipated funding allocation will address many of the City's goals, including housing, non-homeless special needs, community development and economic development. The City also has a network of public or social service providers, located St. Lucie County, to help address these goals through financial leveraging, as well as other Federal funding sources and other agency and program funding.

The City is also anticipating approximately \$250,000 which will all be allocated to the newly established senior specific Tenant Based Rental Assistance (TBRA) program. Additional funding from the State Housing Initiatives Partnership (SHIP) Program of over \$2 million will be allocated to Housing Services, primarily homeowner repair and rehabilitation. Upwards of \$700,000 in program income from the NSP 1 and 3 grants will be allocated to NSP related Housing Services after the County's Housing Needs Assessment is finalized in the fall of 2023. Future NSP program income received will be used to close out the grants or transferred to the CDBG program. A CLT program has been established for the construction, acquisition, and/or retention of affordable housing stock.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastructure Improvement Windmill Point, Section 41, Culvert Project	2023	2024	Non-housing Community Development	WATER Windmill Point City of Port St Lucie	Stormwater management in City's target area	CDBG: \$390,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted Other: 10000 Other
2	Economic Development and Community Development Code Compliance and Enforcement Support	2023	2024	Non-housing Community Development	City of Port St Lucie	L/M Income Area Benefit, Economic Development, Prevention of Slum and/or Blight	CDBG: \$225,000	Other: 10000 or more residents benefitting

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Service Community Development St. Lucie County Boys and Girls "Mobile" Club	2023	2024	Non-housing Community Development	City of Port St Lucie	INCREASE ACCESS TO AFFORDABLE HOUSING	CDBG: \$75,000	Public Service Activities Low/Moderate Income Housing Benefit: 10000 Persons Assisted Other: 10000 Other
4	Infrastructure Improvement Rushing Lane sidewalk improvement design	2023	2024	Non-housing Community Development	City of Port St Lucie	Infrastructure Improvement	CDBG: \$69,238	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted Other: 10000 Other
5	Public Facilities Lyngate Park Playground Shade System	2023	2024	Public Service	City of Port St Lucie	IMPROVE PUBLIC FACILITIES	CDBG: \$60,000	Public Service Activities Low/Moderate Income Housing Benefit: 10000 Persons Assisted Other: 10000 Other
6	Economic Development Business Accelerator Grant Program	2023	2024	Non-Homeless Special Needs Non-Housing Community Development Minority business development	City of Port St Lucie	ECONOMIC OPPORTUNITY	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted Businesses assisted: 10 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Administration & Planning	2023	2024	Administration & Planning	WATER Windmill Point City of Port St Lucie	INCREASE ACCESS TO AFFORDABLE HOUSING IMPROVE PUBLIC FACILITIES ECONOMIC OPPORTUNITY	CDBG: \$211,000	Other: 10000 Other

Table 6 – Goals Summary

Alternate Projects (see attached Exhibit A):

Alternate CDBG Project Proposals for 2023-2024 (not in any particular order)	
CDBG Request	Activity
\$250,000	Homeowner Repair & Rehabilitation Program –funding for repair/rehabilitation of low and moderate income households and/or septic to sewer conversions.
\$400,000	Veterans Memorial Parkway PH 1 – Construct 2,800 LF of 8-foot multi-use path, providing connectivity from Seafury Lane to North Hideaway Circle. Phase 2 would continue north from North Hideaway Circle to Lyngate Drive (construction estimate \$400,000). The path may also provide benefit to the Port District Development.
\$250,000	River Place Park – Inclusive Playground and Safety Surfacing to improve ADA accessibility (Includes Sidewalks) Playground Equipment and Materials = \$250,000, matched with City funded installation and Demolition = \$95,000.
\$100,000	*Emergency Disaster Housing Plan – write a THIRA (Threat Hazard Identification and Risk Analysis) for Housing. An Emergency Disaster Housing Plan, which would be coordinated with the County, would benefit residents whose homes are damaged or destroyed by providing the Disaster Housing Units on the City and County’s recovery teams with guidance and options at their fingertips to house residents displaced by a disaster. Disaster Housing Plans provide information on transitional housing and permanent housing resources that can be leveraged post-disaster. A good Disaster Housing Plan could make the difference between the City of Port St Lucie building back quicker and more resiliently post-disaster.

Alternate CDBG Project Proposals for 2023-2024 (not in any particular order)	
CDBG Request	Activity
\$75,000	Guardians For New Futures Inc., Child Advocacy Center Mobile Community Outreach – potential collaboration with Boys and Girls Mobile Club.
\$150,000	Fred Cook Park Adult & Senior Fitness Equipment – Canal Pointe Neighborhood.
\$150,000	Sandhill Crossing Neighborhood Fitness Equipment – SE Green River Parkway & SE Walton Rd.
\$150,000	Cashmere Cove Neighborhood Fitness Equipment – Crosstown Parkway west of the Turnpike or Turtle Run Park.
\$150,000	St. Lucie North & Northport Village Neighborhood Fitness Equipment – St. James Drive.
\$75,000	Guardians For New Futures Inc., Child Advocacy Center Mobile Community Outreach – potential collaboration with Boys and Girls Mobile Club.
\$500,000	Commercial Development Program – Provides a matching grant up to \$20,000 to offset permit fees, site plan review fees, impact fees and right of way infrastructure improvements for new and expanding businesses in Port St Lucie. The request is \$500,000 for commercial development grants for 25 businesses or commercial property owners in Port St Lucie.
\$40,000	Minority Business Development Agency (MBDA) – funding to partially fund full-time MBDA business consultant within the City of Port St. Lucie empowering small, minority, independent businesses.
\$35,000	Small Business Development Center (SBDC) – funding to partially fund a full-time consultant for the Pioneer Starts – Potential to Prosperity! Entrepreneurial/Small Business Start-Up Program within the City of Port St. Lucie empowering small, minority, independent businesses. The program has 4 primary components: <ul style="list-style-type: none"> • Business Training Component - Specific business skills training (Necessary to start and operate a business) • Consulting Component - Business consulting support/mentoring/coaching • Tools Component - Access to business planning, market research, industry analysis tools and resources and business management and operational software • Facilities – The Enterprise HUB
\$20,000	Small Business Development Center (SBDC) – funding to partially fund part-time SBDC business consultant within the City of Port St. Lucie empowering small, independent businesses. Additional position to assist with the influx of start-up businesses within the Start-up Program.

Goal Descriptions

Goal Name	Goal Description

1	Goal Name	Public Facilities
	Goal Description	<p>Non-Housing Community Development</p> <p>PROVIDE FOR INFRASTRUCTURE IMPROVEMENTS</p> <p>IMPROVE PUBLIC FACILITIES</p> <p>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit.</p> <p>The City needs sidewalks, especially in low to mod income areas. By leveraging CDBG with some of the City's general funds, the City's sidewalk can be leveraged. ADA connections and completion of certain areas in low mod communities is especially important to approach walkability and suitability in a holistic way.</p>
2	Goal Name	Infrastructure Improvements
	Goal Description	<p>Non-Housing Community Development</p> <p>PROVIDE FOR INFRASTRUCTURE IMPROVEMENTS</p> <p>IMPROVE PUBLIC FACILITIES</p> <p>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit.</p> <p>The City needs special water improvement project to rebuild failing culverts that help with stormwater control improvement to address climate sustainability and susceptibility. The City needs maintaining water quality because of its growth increasing exponentially in recent years and its proximity to the river. CDBG funds will be leveraged with other grants and special funds to help rebuild aging air release valve infrastructures.</p>

3	Goal Name	Economic Development
	Goal Description	Non-Housing Community Development PROVIDE FOR SMALL BUSINESS ASSISTANCE AND EXPANSION Low/Moderate Income Economic Development Benefit.
4	Goal Name	Public Services
	Goal Description	There is a need to help facilitate special public service projects within the City. The main strategic plan goal for this upcoming year is infrastructure improvements but public services is an alternate project opportunity. Public input taken into consideration with this project goal.
5	Goal Name	Code Enforcement/Compliance
	Goal Description	There is a need to help facilitate special community development through Code Enforcement/Compliance within the City. The main strategic plan goal for this upcoming year is infrastructure improvements but public services is an alternate project opportunity. Public input taken into consideration with this project goal.
6	Goal Name	Rehabilitation of Owner-Occupied Housing Units
	Goal Description	Affordable Housing INCREASE ACCESS TO AFFORDABLE HOUSING Homeowner connection to sewer lines and repair/rehabilitation
7	Goal Name	Administration & Planning
	Goal Description	Per CDBG Rules and Regulations, the City will maintain staff and administration expenses in order to manage the City's upcoming projects.

Projects

AP-35 Projects – 91.220(d)

Introduction

CDBG funding for 2023-24 fiscal year in the amount of \$1,055,238 has been allocated to community development, public facilities, infrastructure improvement, public services, and administrative activities. Administrative funding totals \$211,000; CDBG project funding for 2023-24 totals \$844,238. Funding for projects and programs is allocated under goals and programs: stormwater improvements through a large scale culvert project in the City’s target area, funding for code inspections and case processing, sidewalk improvement design including ADA at a transit hub, providing neighborhood playground improvements with a specialized shade structure system. Economic Development program in support of minority and small business assistance, and public service support for the St. Lucie County Boys and Girls “Mobile” Club to assist disadvantaged areas. Alternate projects will be accommodated if funding permits including when program income is received and will be analyzed on a case-by-case basis.

Projects

#	Project Name

#	Project Name
1	Windmill Point, Section 41 Culvert Project
2	Code Compliance/Enforcement Funding 2023-24
3	Boys and Girls Club Mobile Club
4	Rushing Lane Sidewalk Connection
5	Lyngate Park Playground Shade System
6	Small Business Accelerator Grant Program
7	Grant Administration

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Sidewalk improvements, playground improvements, and infrastructure improvements (specifically culverts) in census tracts 3821.13/1, 3820.09/3 and 3820.03/2.

Economic Development programs, public services, code compliance/enforcement, and repair/rehabilitation of owner-occupied residences will continue for all areas of the City and for individually qualified low- and moderate- income households in all areas of the City as well as grants for

connection to water service and sewer collection lines.

Alternative projects are approved for completion if others come in under budget or are not able to be completed in a timely manner. These projects will be in low- and moderate- income areas or serve low- and moderate- income households and include the following:

- additional funding for repair/rehab of owner-occupied low/mod housing
- additional infrastructure improvements in low/mod income areas
- additional public facility improvements in low/mod income areas
- additional public service activities
- additional economic development activities
- additional housing activities

Specific alternate projects identified are fitness equipment, sidewalk improvements and design, playground installations, emergency disaster housing planning, commercial grants, economic development consultative assistance for business owners, as well as other economic development activities. All details can be viewed in Exhibit A.

No obstacles are expected.

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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Incorporated in 1961, the City of Port St. Lucie is a community that occupies 120 square miles located in southern St. Lucie County. The City of Port St. Lucie is one of the fastest growing communities in Florida. In 1970 we had 331 permanent residents and as of 2019 we are the 3rd largest city in South Florida and the 7th largest city in Florida with over 204,000 residents. Today the population is estimated at over 230,000 and is concerned only about halfway built out. The City is experiencing unprecedented, exponential growth and it is forecasted to continue. It's CDBG activities are vital in helping to assist in managing that growth.

Low Income Census Tracts: As of the 2015 ACS data, there were fifteen census tract block groups within the City where over 46.81% of the residents (Port St. Lucie's Exception Criteria) had incomes in the highest quartile of the City in terms of concentration of low/mod persons. The City does not reserve funding for any particular area, but these census tracts/block groups are the locations where the City intends to conduct CDBG activities on an area-wide basis when opportunities and funding are available.

Minorities: According to the 2020 US Census estimated demographic summary data, the minority population of Port St. Lucie has increased compared to the 2010 US Census. The 2020 demographic summary data shows an 43% increase in the Black/African American population from 26,524 in 2010 to 37,970 in 2020. The Hispanic population increased 60%; from to 29,845 in 2010 to 42,444 in 2020. The Asian population increased 68% from 3,280 in 2010 to 5,506 in 2020. There are no minorities groups that encompass more than 25% of the population.

Geographic Distribution

Target Area	Percentage of Funds
WATER	40
Windmill Point	40
City of Port St Lucie	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As indicated above there are fifteen census tract block groups within the City where over 46.81% of the residents (the City's Exception Criteria) have incomes below the region's median low- income; ten of those block groups include more than 50% of residents whose incomes fall within that category. Those lower income areas are disbursed throughout the City. The City has allocated most of its Community Development Block Grant project resources in one or more of these HUD designated low- and

moderate- income areas for infrastructure projects. The CDBG repair/rehabilitation program, however, has expanded the focus for allocation of funds from low income neighborhoods only to include low income households. The CDBG program will target assistance to the census tracts that fall within the 46.81% exception criteria based on 2015 ACS estimate of the city as follows: 3815.02/2, 3815.03/2, 3816.03/2, 3818.02/1 & 2, 3818.03/2, 3820.02/3 & 5, 3820.03/2, 3820.06/1, 3820.09/2 & 3, 3821.11/4, and 3821.13/1 & 4.

The NSP 1 and NSP 3 programs required targeting of the highest need areas based on foreclosures and foreclosure risk within the following nine (9) designated census tracts: 3821.05, 3821.04, 3815.03, 3820.05, 3820.02, 3820.03, 3820.01, 3818.02, 3818.01.

Discussion

The City of Port St. Lucie intends to allocate investments to low/moderate income neighborhoods and low- and moderate- income households as much as possible. In most cases, 100% of the funding goes to support these priorities.

DRAFT

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Efforts to support affordable housing initiatives are a compilation of all activities across the division which are supported by CDBG funding and program income. CDBG funding and program income comprise just a portion of the efforts' funding.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	40
Special-Needs	5
Total	45

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	62
Acquisition of Existing Units	0
Total	62

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The City intends to assist homes in sewer connections for at least two (2) households using 2023-24 Program income from CDBG Housing Activities is normally allocated to Repair and Rehabilitation and/or 2 low- and moderate- income households will benefit from grants for the connection of sewer connection lines. We also anticipate repairing a total of 60 homes using the estimated allocation from State Housing Initiatives Partnership (SHIP) funding. We have currently completed redeveloping and constructing six (6) single family homes on City owned vacant lots to produce affordable housing units with NSP funds. The homes' conveyance, purchase, and sale was completed 2022. Additional affordable housing construction or assistance will begin with the program income we receive from the sale of the NSP homes after a plan is approved in 2024.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Port St. Lucie has no public housing units, and there are no plans for any public housing improvements. Section 8 Housing Choice Vouchers can be utilized in Port St. Lucie when they are available. A waiting list has been established by the Ft. Pierce Housing Authority; no vouchers are currently available.

Actions planned during the next year to address the needs to public housing

Not applicable.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Housing Authority of Ft. Pierce is not designated by HUD as a troubled housing authority.

Discussion

The City of Port St. Lucie, as indicated above, does not have a housing authority or public housing. Our housing programs are available to all households that meet the qualifications and need assistance for repair/rehabilitation or home purchase.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Port St. Lucie does not receive direct funding to address homeless needs. HUD is providing program funding for homeless services in St. Lucie County through the Continuum of Care (CoC) administered by the Treasure Coast Homeless Services Council, Inc. (TCHSC). The City of Port St. Lucie maintains its membership on the Council and the priorities established in this Action Plan match those of the regional CoC. The City supports the TCHSC's grant applications to HUD and achieving its goals of aiding and resources through its programs and facilities. The City funded Eviction Diversion in collaboration with St. Lucie County at TCHSC with coronavirus funding from CARES ACT and ARPA. The City will continue to provide that funding and support the program until funding is exhausted or recaptured.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

The City is member to the area's Continuum of Care managed by Treasure Coast Homeless Services Council, Inc. (TCHSC). Please see TCHSC Annual Report attached.

The City has also partnered with the other municipalities in the County (St. Lucie County and Ft. Pierce) as well as all local stakeholders to form a Taskforce on Homeless which formalized itself as an Advisory Committee and created a 4 year Strategic Plan this past year (attached).

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Port St. Lucie supports the goals of the regional CoC which include the following:

1. Provide rapid rehousing for homeless persons and families, including barrier free permanent supportive housing for severely mentally ill persons;
2. Secure state and federal funding to provide rental assistance to low- and moderate-income families to prevent homelessness;
3. Provide affordable housing to Veterans returning from recent conflicts through cooperation with HUD VASH and Supportive Services for Veteran Families programs.

Addressing the emergency shelter and transitional housing needs of homeless persons

In 2022, the TCHSC was able to provide services to 7,919 unduplicated clients in St. Lucie County. This encompasses a total of 19,751 individuals in the families and a total of \$4,710,437 in funds. This provided some short-term stability for families with children while housing was secured. This assistance was managed through its Coordinated Entry System. Assistance provided included \$4,372,278 in Housing Related Services, \$183,022 in Utilities assistance, \$114,061 in Case Mgt./Health Services, and

\$41,076 in Food Services, just in St. Lucie County. Funding for these services came through CARES Act and ARPA coronavirus funding, FEMA, Community Church, Challenge Grant, Emergency Solutions Grants (ESG) Program and the Supportive Services for Veteran Families (SSVF) Program.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Permanent supportive housing is the best solution to end chronic homelessness. Permanent supportive housing pairs a long-term housing subsidy with case management and supportive services. This approach has been shown to not only help people experiencing chronic homelessness to achieve long-term housing stability, but also improve their health and well-being. A cost-effective solution, permanent supportive housing has also been shown to lower public costs associated with the use of crisis services such as shelters, hospitals, jails, and prisons.

The best way to combat homelessness is to provide short term intervention so that families do not become homeless, to begin with. The TCHSC housed a total of 69 clients/households in St. Lucie County using a total of \$494,328 in award funds. All permanent supportive housing in the CoC is tenant based rental assistance. TCHSC also provided Housing Assistance and Emergency Housing (including homeless prevention, rapid re-housing, Veteran's housing services, emergency shelter and hotel/motel and mortgage assistance) with \$2,680,720 in grant funding (from Challenge, ESG, FEMA, SSVF, SLC Diversion) to 967 individuals in 368 families. From Dec. 2021 – Nov. 2022 the St. Lucie County Eviction Diversion Program served 254 households (which included 200 children in 136 of those households) with \$1,315,736.02 in grant funding. The St. Lucie County Housing Hub assisted 784 cases with help in Eviction Diversion, Social Security Applications, Document Services, SNAP/EBT Applications and Medical Services Referrals.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The TCHSC administers Emergency Solutions Grant funds for the Treasure Coast to pay rental and utilities directly to landlords and utility providers to prevent individuals and families from becoming homeless through eviction or lack of utilities. It administers funding from various faith-based organizations and tracks assistance provided by other agencies, using an automated data base which

allows for unduplicated service delivery to people requesting assistance. TCHSC also provides support to Children's Home Society to assure that homeless youth receive adequate shelter. The TCHSC is a HUD certified housing counseling agency which has a successful track record in working with banks and other lien holders to prevent foreclosure and to modify mortgage on behalf of persons who are at or below 50% of the area median income.

Discussion

The TCHSC continues to provide services as HUD FL-509 the official Continuum of Care (CoC) for the Treasure Coast (St. Lucie, Martin and Indian River counties). It maintains its qualification as eligible to coordinate homeless prevention and rapid rehousing activities on behalf of the tri-county area. The TCHSC maintains qualified Lead Agency status to qualify as an applicant for State and Federal homeless prevention funding, rapid re-housing funding, coordinated assessment, program development and direct services provision on the Treasure Coast.

The TCHSC maintains its designation as the Lead Agency by the State Office on Homelessness on behalf of the three-county area. The Council operates a Homeless Resource Center for the Treasure Coast, which provides direct financial assistance to homeless and near-homeless families. It also owns and operates 18 units of fair market rental housing in Indian River County and 12 units of fair market housing in St. Lucie County. These units are made available to individuals and families who are at or below 50% of the area median income. Rents are capped at 30% of the family's income. During 2022, 18 adults with 25 children lived in 12 Neighborhood Stabilization Program (NSP) affordable rental housing units owned, managed and maintained by TCHSC in St. Lucie County. Rents ranged from \$617 - \$1,600.

The TCHSC is a grant recipient of Supportive Services for Veterans Families. This grant provides case management and housing assistance to eligible Veterans in St. Lucie County. It provides direct financial assistance to Veterans and their families to prevent homelessness and provides direct outreach and case management services for Veterans to prevent and re-house homeless families with children across the entire Treasure Coast.

On February 1, 2021, the Housing Hub started operating the men's residential program in Ft. Pierce. On September 30, 2022, St. Lucie County renewed the contract for TCHSC to continue operations of the St. Lucie County Housing Hub. The Hub provides a convenient location for residents of St. Lucie County to receive essential stabilization services. The program includes serving unaccompanied men experiencing chronic, street homelessness in St. Lucie County. Participants in this program receive mental health and substance abuse evaluation, housing and stabilization services, benefit applications, housing counseling and referral to medical and mental health providers. 57 formerly chronically homeless residents successfully exited from the street to permanent housing in the past year (up from 31 in 2021). The program initially opened with a 5-bed capacity. By the end of November 2021, it has grown to a 20-bed capacity. TCHSC operates this facility in collaboration with The Salvation Army and Sarah's Kitchen, who provide healthy meals for our residents 365 days a year. In the Image of Christ and the Ft. Pierce Housing

Authority, our neighbors, are wonderful partners.

On February 18, 2021, St. Lucie County awarded a contract to Treasure Coast Homeless Services Council to resume the Eviction Diversion Program with the 19th Circuit Court. The Eviction Diversion Program started in September 2020 as a partnership with the 19th Circuit Court to prevent homelessness of those facing eviction due to the COVID 19 Pandemic. This program is only available through court referrals. It provides rental payments directly to landlord for eligible households throughout St. Lucie County, City of Fort Pierce and City of Port St. Lucie. This program requires landlord tenant mediation. It has been extended to the end of 2023 or until funding is exhausted. During 2021 a total of 434 households were served for a total of \$1,432,008.31 of funds were expended. During 2022 a total of 254 households were served for a total of \$1,315,736.02 of funds were expended. The City will continue to support these initiatives whenever possible.

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AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City completed its most recent Analysis of Impediments in March 2017 and finalized a new analysis/update that was completed in May 2022.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Analysis found no evidence of public policies that impede fair housing choice in the City of Port St. Lucie. The City continues to implement its state required regulatory reduction program, including providing incentives for affordable housing, providing development review priority, reviewing proposed ordinances for their impact on the cost of housing and maintaining an inventory of property available for affordable housing.

Discussion:

In addition to the above, the City continues to implement the following actions in order to provide a more proactive approach to address potential barriers to affordable housing as follows:

- Continues to enforce its fair housing ordinance. Proclaims one month of each year fair housing month and displays fair housing posters in all appropriate public buildings. Works with other public and private organizations to improve educational activities such as training seminars, symposiums and housing events that expand the understanding of legislation associated with Fair Housing. Information regarding housing and services for persons with disabilities will be included. Continues to print and distribute (in English/Spanish) fair housing brochures in the City's facilities and distribute fair housing pamphlets to social service agencies. Collaborates with community and professional organizations to promote a fair housing educational program.

AP-85 Other Actions – 91.220(k)

Introduction:

Housing Needs: There are several major obstacles that prevent the City from addressing its most pressing affordable housing needs. The first and most daunting obstacle to meeting the City's identified needs is the lack of enough monetary resources to fund programs. Cutbacks in federal, state and local funding levels affect programs that help the City's low-income residents. Rising housing costs are making affordable housing harder to obtain and budget deficits are still a factor for the City as Port St. Lucie was particularly hard hit during the great recession and other factors.

The gap between the cost of housing and the buyers' ability to make mortgage or rent payments continues to grow. Even though the median income and median housing costs continue to grow, affordable housing is still not attainable for all members of the area's workforce. The city has few multi-family rental units, and the market has relied on single-family homes for rentals throughout the years. That increases the average cost of rentals. Many single parents with children cannot afford to buy or rent, as their wages do not cover monthly housing costs for even the smallest unit.

The aging of the City's housing stock continues to be an increasing need for repair/rehabilitation assistance for our low/moderate income residents. Households are not able to spend enough money on maintenance, causing housing values and neighborhoods to be affected. Neighborhood Stabilization Program funding has helped to improve the housing stock, but there is much more to be done.

Another major obstacle to addressing housing needs involves the City's elderly population, which is aging in place. This group remains of great concern in the short-term as well as the long-term. Many of these individuals have been able to pay off their mortgages over the years, but some can't afford the high cost of insurance and/or taxes and they don't have extra funds to pay for repairs when they are needed.

We continue to receive calls for referrals to assisted living and/or affordable rentals for all low-income residents who need affordable housing.

Actions planned to address obstacles to meeting underserved needs

The City is continuously looking for additional resources, especially federal and state economic opportunity grant funding, to increase funding for underserved needs in the City.

The City has also contracted with a consulting firm to research and apply for additional grant opportunities.

Actions planned to foster and maintain affordable housing

In order to address the lack of enough funding, the City establishes priorities at the beginning of the

fiscal year and reassesses those priorities throughout the year. Funds allocated for one activity are sometimes shifted to another activity when priorities change. The City also attempts to leverage federal funding with state, local and private resources where possible.

In order to address the affordability gap, the City continuously reviews its housing plan to find new ways for the very low and low-income families to purchase homes. As housing prices continue to increase, we may have to provide additional funds to cover down payment and closing costs.

The repair/rehab programs (SHIP/CDBG and NSP) have been planned to address the aging of the housing stock through the following housing programs:

1. CDBG YEARLY ENTITLEMENT FUNDING - Housing (Administered by HUD – Federal): Allocations for housing activities will be utilized as follows:

Description: Repair/rehab of existing homes for low to moderate income homeowners; output indicator includes units already being rehabbed with prior year funding; output Indicator Units:

2. STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM YEARLY ENTITLEMENT ALLOCATION (Administered by Florida Housing Finance Corporation - State):

The City is estimated to receive \$2,582,426 in SHIP funding for 2023-24, which includes 10% for administration. Units being funded will be counted as completed in 2023-24;

3. NEIGHBORHOOD STABILIZATION PROGRAM [NSP 1 and NSP 3] (Administered by HUD – Federal)

HUD allocated \$13,523,132 in NSP 1 funding to the City of Port St. Lucie for purchasing, rehabbing and reselling foreclosed homes to eligible low to middle income households; \$1,352,313 of those funds is available for program administration. HUD allocated an additional \$3,515,509 in NSP 3 funding with \$351,550 reserved for project administration. For 2022-23, we have NSP1 and NSP3 funds totaling \$684,968 from grant funding & program income. We are currently in the process of closing out NSP 3 and NSP funding numbers will be updated by the start of the upcoming fiscal year after closeout reports are finalized and approved.

NSP program income funds will be transferred to the CDBG program to fund activities within the low/moderate income census tracts. The transfer of program income funds will allow us to move the NSP grants towards closeout.

NSP project funding is expected to be utilized to produce the following in the coming year;

Actions planned to reduce lead-based paint hazards

The City realizes that lead-based paint can be a serious health threat. We have not, in the past

encountered homes that were built prior to 1978, and lead paint hazards have not been identified. Some of the homes purchased under the NSP program, that were built prior to 1978, were tested and the, lead based paint was abated as needed. The City has no conventional public housing units, and with the housing stock throughout the City being quite new, potential risks of lead-based paint hazards have been significantly reduced.

The County's Public Health department has established a lead screening process to screen school children less than 7 years old for and treat high levels of exposure to lead. All high elevated levels are reported to EPI and investigated by an EPI nurse.

All housing units proposed for rehabilitation under the City's program are screened by the year built to determine possible LBP hazard before funds are utilized. If a hazard is suspected, the owner of the home being rehabbed is given the EPA Fact Sheet - *Identifying Lead Hazards in Your Home* and the EPA publication - *Protect Your Family from Lead in Your Home*. If the repair will disturb any surface containing lead, abatement procedures must be utilized before the repair can go forward. In all programs where federal funds are expended on a housing unit, the City incorporates the current procedures for hazard reduction or LBP abatement guidelines as defined in 24 CFR Part 35.

Actions planned to reduce the number of poverty-level families

During the coming year the City will address increased income and job opportunity for low-income households through its community development and housing programs as follows:

- Community Development Block Grants (CDBG): CDBG funding will be used this year to make improvements in city parks; other projects will improve infrastructure in several neighborhoods as well as repair/rehabilitation. Contractors will be encouraged to hire from the neighborhood, if possible, to support low income residents. The funds will also be used for repair/rehab of low to moderate income housing. This funding will also include hurricane protection. This enables homeowners to improve the condition of their homes and increase property values in the neighborhoods while protecting their property.
- Neighborhood Stabilization Program (NSP 1 and 3): The City will continue to use its NSP monies to redevelop vacant lots and develop an affordable housing plan for those homes targeted at households with incomes up to 80% of median. Low-income households, particularly existing homeowners, are rated as a high priority in the City's Plan.

Actions planned to develop institutional structure

The Neighborhood Services Department is responsible for administering the State Housing Initiatives Partnership (SHIP) housing program, the Neighborhood Stabilization Program (NSP1 and 3), the Community Development Block Grant (CDBG), and many other communities and/or economic development grants received by the City of Port St. Lucie. In order to coordinate assessments of needs

and provision of services within the City, a Grant Committee meets with the City Manager and/or Assistants to discuss issues and assessments of needs at the City Department level. Also, the City meets on a regular basis with Community Services staff from the County and City of Fort Pierce at the Lender Consortium meetings to coordinate low-income homeownership opportunities in St. Lucie County. The Department also maintains active memberships in social service groups and boards as follows:

A staff member of the Neighborhood Services department attends meetings of the Treasure Coast Homeless Services Council, Inc. This group facilitates the Continuum of Care Plan by coordination and cooperation with agencies and organizations providing services to the homeless.

Neighborhood Services is also represented on the St. Lucie Council of Social Agencies (COSA Connects), a group of social agencies whose members join to discuss ways to better serve the needs of their clients.

Actions planned to enhance coordination between public and private housing and social service agencies

The City works closely with local social service providers, lenders, builders, developers, and housing providers and other local governmental agencies on a regular basis as members of St. Lucie Council of Social Agencies (COSA Connects), which consists of public and private housing, health, and social service agencies; Treasure Coast Homeless Services Council; and St. Lucie / Martin Lending Consortium. Continuous feedback from these organizations is important and will continue to be a goal for next year's activities.

Discussion:

The City of Port St. Lucie plans its activities based on funding available to address the needs that are set out in our Consolidated Plan. As additional resources become available, we reassess our needs and determine if those needs still exist in the priority in which they were established. We may change priorities based on current needs and the degree to which past needs have been satisfied.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The City has not received program income from CDBG sources in the past, but funding from the repair and rehabilitation program may be returned when the properties are sold or when refinances require that the deferred loan is paid off. We receive payoffs as families decide to relocate.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

All activities planned will benefit low- and moderate- income clients either directly thru the Repair/Rehabilitation program or with infrastructure activities in low- and moderate- income areas as shown in our Consolidated Plan for years 2021 thru 2025.

Attachments

Citizen Participation Comments

Updated advertisements and comments will be added after the public comment period ends.

City of Port St. Lucie - City Hall
July 11

It's time for another public information meeting to discuss funding priorities for our Community Development Block Grant program! 🏡

The U.S. Department of Housing and Urban Development (HUD) awards CDBG funding to carry out a variety of community development activities directed toward revitalizing neighborhoods, improving economic development and providing improved community facilities and services, principally for low- and moderate- income residents and neighborhoods.

Our residents' input is crucial. 🙌

Join us from 6-7:30 p.m. Monday, July 18 in Council Chambers at City Hall, 121 SW Port St. Lucie Blvd.

There are three ways to join the conversation, in-person, virtually via Zoom or by phone. For more information, visit <https://www.cityofpsl.com/.../Calendar/Event/13855/685>



2022-23 ANNUAL ACTION PLAN CITIZEN INFORMATION SESSION

CDBG | COMMUNITY DEVELOPMENT BLOCK GRANTS

City of Port St. Lucie - City Hall
June 22

The Neighborhood Services Department is hosting a public information meeting from 12:30-1:30 p.m. Friday, June 24 to provide an overview of the Community Development Block Grant (CDBG) program and to solicit input from the public for funding priorities.

There are three ways to join the conversation!

- 📍 In-person: Join us in Council Chambers, City Hall, 121 SW Port St. Lucie Blvd.
- 📺 Virtually: Registration is not required. Join the meeting here: <https://www.cityofpsl.com/.../Calendar/Event/13610/685>
- ☎ Phone: Dial 888-788-0099 and insert the meeting ID number of 897 8304 4832.

If you cannot attend but would like you submit comments, complete our online survey: <https://www.cityofpsl.com/.../Calendar/Event/13610/685> You can also submit comments by email to nice@cityofpsl.com.

The Department of Housing and Urban Development (HUD) awards CDBG funding to carry out a wide range of community development activities directed toward revitalizing neighborhoods, improving economic development, and providing improved community facilities and services, principally for low- and moderate- income residents and neighborhoods.



COMMUNITY DEVELOPMENT BLOCK GRANT PUBLIC INPUT MEETING

Friday
06 | 24 | 2022
12:30-1:30 p.m.

In person! Virtual! Dial in!

www.cityofpsl.com/meet

Advertisement



NOTICE OF PUBLIC HEARING FOR FUNDING ALLOCATIONS FOR THE 2023 CITY OF PORT ST. LUCIE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTION PLAN AND NOTICE OF AVAILABILITY FOR PUBLIC REVIEW OF THE CDBG ACTION PLAN

The City of Port St. Lucie will hold a public hearing on **June 26, 2023, at 6:30 p.m. during a regular City Council public meeting** in the Council Chambers, Building A, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida, 34984. All public meetings can be viewed online and public comments can also be submitted online through the online comment forms at: <https://www.cityofpsl.com/government/departments/communications/psl-tv>.

The purpose of the hearing is to present the City’s 2023-24 Annual Community Development Block Grant (CDBG) Action Plan for approval at a public meeting and receive citizen comments on the priority needs and proposed activities to be included in the plan as well as open the 30-day public comment period. All citizen comments received will be incorporated into the Action Plan and submitted to the Department of Housing and Urban Development (HUD) by August 15, 2023.

The Action Plan is the annual operating plan designed to meet specific objectives identified in the City’s Consolidated Plan. All plans can be viewed online at www.cityofpsl.com/cdbg.

The City is set receive **\$1,055,238.00** in CDBG funding for the 2023-24 program year which runs from October 1, 2023, through September 30, 2024. The CDBG program provides federal funds for projects and programs that will improve the physical, economic, and social conditions of the community. In general, eligible projects must serve one of the three CDBG National Objectives: benefit low and moderate-income persons, address an urgent need or address slum and blight, as well as, follow all HUD CDBG rules and regulations. Eligible activity categories include public facilities, public services, housing, and community and economic development. Typical projects funded include infrastructure improvements in low-income areas, construction of public facilities, and repair and rehabilitation of owner-occupied residential homes.

Staff will be recommending that \$211,000 (20% of the allocation) be reserved for program administration, per CDBG eligibility rules, and the remaining \$844,238 be allocated to the infrastructure, economic development, and housing needs projects listed in the plan. In the case that there is any surplus funding, additional funding is received or program income is received alternate projects are listed in the plan as well. If for any reason surplus funds are identified alternate projects will be performed as applicable. Alternate projects are pulled on the basis of community needs analyses and available budget.

2023-24 Projects		
Funding Amount	Department	Proposed Activity
\$390,000	Public Works	Windmill Point, Section 41 Culvert Project
\$225,000	Neighborhood Services	Code Compliance activities and special magistrate

\$75,000	Neighborhood Services – Public Service	Boys and Girls “Mobile” Club
\$60,000	Parks & Recreation	Lyngate Park Playground Shade System, contingent on installation funding being provided.
\$69,238	Public Works	Rushing Lane sidewalk connection
\$25,000	Economic Development	Small Business Accelerator Grant Program
\$844,238	Total Estimated Costs for Proposed 2023-24 Projects	

The proposed Action Plan will be available for public review from Mon-Fri, between 9 a.m. and 4 p.m. from June 27, 2023, through July 27, 2023, in Building A at the Neighborhood Services Department, City Hall Complex, 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida, 34984 (appointments are recommended) and also on the City’s website at www.cityofpsl.com/cdbg beginning June 27th. To make an appointment contact 772-344-4084. Written comments will also be accepted by mail or email. Written comments can be addressed to Carmen Capezuto, Director of Neighborhood Services, 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida 34984, or sent to nsd@cityofpsl.com.

In providing notices to the public, the City follows a Citizen Participation Plan that includes a plan for minimizing the displacement of persons resulting from activities funded under the CDBG program and lists plans to assist any persons actually displaced. As provided in the 2023-24 Action Plan, no activities are contemplated that would cause displacement. The City of Port St. Lucie CDBG program does not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin.

If you require any special assistance as the result of a disability or require any translations of any of the CDBG documents in Spanish or Creole please contact the Neighborhood Services Department for assistance at 772-344-4084 or email nsd@cityofpsl.com.

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), THIS AD AND DOCUMENTS LISTED ABOVE MAY BE REQUESTED IN AN ALTERNATE FORMAT. AUXILIARY AIDS OR SERVICES WILL BE PROVIDED UPON REQUEST FOR MEETINGS WITH AT LEAST THREE (3) DAYS ADVANCE NOTICE. PLEASE CONTACT THE NEIGHBORHOOD SERVICES DEPARTMENT AT 772-344-4084 OR EMAIL nsd@cityofpsl.com.